LAKES OF DEER CREEK CONDO ASSOCIATION
BALANCE SHEET
As of 12/31/23

ASSETS

	OPERATING CASH			
1100	SOUTH STATE OPER	$ 64,530.78		
	TOTAL OPERATING CASH		$ 64,530.78	
	RESERVE CASH			
1600	SOUTH STATE RESERVES	$ 183,794.96		
1610	SOUTHSTATE CDARS 5% 10/31/24	1,008,052.58		
	TOTAL RESERVE CASH		$ 1,191,847.54	
	OTHER ASSETS			
2000	ACCOUNTS RECEIVABLE	$ 6,324.00		
2200	PREPAID INSURANCE	128,924.18		
	TOTAL OTHER ASSETS		$ 135,248.18	
	TOTAL ASSETS			$ 1,391,626.50

LIABILITY/RESERVE/EQUITY

	LIABILITIES		
3000	ACCOUNTS PAYABLE	$ 22,067.86	
3007	ACCRUED AUDIT	5,200.00	
3010	INSURANCE A/P	69,574.12	
3100	PREPAID ASSESSMENTS	21,409.00	
3200	S/A 2023 MISC	72,163.00	
3210	EXP S/A INSURANCE 37,500	(37,500.00)	
3215	EXP S/A 40 YR INSPECT 19,000	(16,800.00)	
3220	EXP S/A TREE REMOVE 9,500	(10,005.00)	
3225	EXP S/A BACKFLOW 6,163	(7,858.00)	
	TOTAL LIABILITIES		$ 118,250.98
	RESERVES		
3600	CLUBHOUSE RESERVES	$ 46,680.19	
3610	EXP C/H RESERVES	(35,948.72)	
3680	ROOF RESERVES	1,111,962.38	
3685	EXP ROOF RESERVES	(63,750.00)	
3740	PAINTING RESERVES	15,000.12	
3780	POOL RENOVATION RESERVES	47,116.70	
3800	ROAD/PARKING RESERVES	24,239.55	
3810	EXP ROAD/PAVING	(5,249.17)	
3900	RESERVE INTEREST	51,796.42	
	TOTAL RESERVES		$ 1,191,847.47

	EQUITY			
4020	RETAINED EARNINGS	$ 68,104.85		
	NET INCOME/LOSS	13,423.20		
	TOTAL EQUITY		$ 81,528.05	
	TOTAL LIABILITY/RESERVE/EQUITY			$ 1,391,626.50

LAKES OF DEER CREEK CONDO ASSOCIATION
INCOME/EXPENSE STATEMENT
Period: 12/01/23 to 12/31/23

	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
INCOME								
05000	MAINTENANCE INCOME	43,680.00	43,699.63	(19.63)	524,160.00	524,396.00	(236.00)	524,396.00
05040	S/A INSURANCE INCREASE	.00	.00	.00	37,500.00	.00	37,500.00	.00
05050	SOCIAL MEMBERSHIP INCOME	.00	1,666.63	(1,666.63)	20,250.00	20,000.00	250.00	20,000.00
05400	C/H RENTAL INCOME	.00	133.37	(133.37)	4,425.00	1,600.00	2,825.00	1,600.00
05500	OTHER INCOME	.00	125.00	(125.00)	.00	1,500.00	(1,500.00)	1,500.00
	TOTAL INCOME	43,680.00	45,624.63	(1,944.63)	586,335.00	547,496.00	38,839.00	547,496.00
			EXPENSES					
UTILITIES								
06000	ELECTRIC	1,879.89	1,833.37	(46.52)	22,073.59	22,000.00	(73.59)	22,000.00
06005	WATER SEWER	5,995.81	5,416.63	(579.18)	68,875.71	65,000.00	(3,875.71)	65,000.00
06020	TELEPHONE	140.59	135.75	(4.84)	1,326.37	1,629.00	302.63	1,629.00
	TOTAL UTILITIES	8,016.29	7,385.75	(630.54)	92,275.67	88,629.00	(3,646.67)	88,629.00
OPERATING EXPENSES								
06050	LANDSCAPE CONTRACT	5,000.00	5,005.00	5.00	60,000.00	60,060.00	60.00	60,060.00
06060	IRRIGATION CONTRACT	.00	562.50	562.50	3,640.00	6,750.00	3,110.00	6,750.00
06070	JANTORIAL SERVICE	1,100.00	650.00	(450.00)	9,350.00	7,800.00	(1,550.00)	7,800.00
06080	LAKE MAINT CONTRACT	180.00	200.00	20.00	2,160.00	2,400.00	240.00	2,400.00
06090	POOL SERVICE CONTRACT	625.00	541.63	(83.37)	7,288.75	6,500.00	(788.75)	6,500.00
	TOTAL OPERATING EXPENSES	6,905.00	6,959.13	54.13	82,438.75	83,510.00	1,071.25	83,510.00
REPAIR/MAINTENANCE EXPENSES								
06100	BACKFLOW CERTIFICATION	.00	141.63	141.63	.00	1,700.00	1,700.00	1,700.00
06110	C/H REPAIR/MAINT	30.00	208.37	178.37	987.55	2,500.00	1,512.45	2,500.00
06120	EXTERMINATING/TERMITE	1,705.00	791.63	(913.37)	8,630.00	9,500.00	870.00	9,500.00
06130	IRRIGATION REPAIRS	1,210.95	333.37	(877.58)	5,087.27	4,000.00	(1,087.27)	4,000.00
06140	LANDSCAPE OTHER	(2,405.00)	450.00	2,855.00	1,909.00	5,400.00	3,491.00	5,400.00
06150	POOL REPAIRS	1,020.00	416.85	(603.15)	3,610.95	5,000.00	1,389.05	5,000.00
06170	REPAIR & MAINTENANCE	366.45	2,145.87	1,779.42	20,030.81	25,750.00	5,719.19	25,750.00
06180	TREE TRIMMING	6,325.00	1,500.00	(4,825.00)	14,225.00	18,000.00	3,775.00	18,000.00
	TOTAL REPAIR MAINT EXPENSES	8,252.40	5,987.72	(2,264.68)	54,480.58	71,850.00	17,369.42	71,850.00
ADMINISTRATIVE EXPENSES								
06200	ACCOUNTING AUDIT	525.00	425.00	(100.00)	5,200.00	5,100.00	(100.00)	5,100.00
06210	BAD DEBT ALLOC	.00	158.37	158.37	.00	1,900.00	1,900.00	1,900.00
06220	OFFICE EXPENSES	2,493.60	416.63	(2,076.97)	4,652.26	5,000.00	347.74	5,000.00
06230	FEES TO THE DIVISION	.00	62.50	62.50	1,153.25	750.00	(403.25)	750.00
06240	INSURANCE	20,649.26	14,166.63	(6,482.63)	216,076.21	170,000.00	(46,076.21)	170,000.00
06250	LEGAL FEES	.00	333.37	333.37	247.50	4,000.00	3,752.50	4,000.00
06260	MANAGEMENT	1,500.00	1,510.00	10.00	18,075.00	18,120.00	45.00	18,120.00
06280	TAXES/FEES/DUES	.00	75.00	75.00	575.70	900.00	324.30	900.00
	TOTAL ADMINISTRATIVE EXPENSES	25,167.86	17,147.50	(8,020.36)	245,979.92	205,770.00	(40,209.92)	205,770.00
RESERVES								
06300	C/H RENOVATIONS	228.33	228.37	.04	2,739.96	2,740.00	.04	2,740.00

LAKES OF DEER CREEK CONDO ASSOCIATION

INCOME/EXPENSE STATEMENT

Period: 12/01/23 to 12/31/23

Description		Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
06310	FLAT ROOF/TILE	6,168.08	6,168.12	.04	74,016.96	74,017.00	.04	74,017.00
06320	PAINTING	416.67	416.63	(.04)	5,000.04	5,000.00	(.04)	5,000.00
06330	POOL/SPA	999.08	999.12	.04	11,988.96	11,989.00	.04	11,989.00
06340	ROADS/PARKING	332.58	332.62	.04	3,990.96	3,991.00	.04	3,991.00
	TOTAL RESERVES	8,144.74	8,144.86	.12	97,736.88	97,737.00	.12	97,737.00
	TOTAL EXPENSES	56,486.29	45,624.96	(10,861.33)	572,911.80	547,496.00	(25,415.80)	547,496.00
	NET INCOME/LOSS	(12,806.29)	(.33)	(12,805.96)	13,423.20	.00	13,423.20	.00

CASH DISBURSEMENTS

Starting Check Date: 12/01/23 Cash Account #: 1100
Ending Check Date: 12/31/23

Check Date	Check #	Vend #	Name	Check Amount	Reference
12/01/23	120123	(M) IPFS	IPFS CORPORATION	17,393.53	FLT-346435

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
1789	PYMT 6/10	12/01/23	3010	12/01/23	17,393.53	FLT-346435

Check Date	Check #	Vend #	Name	Check Amount	Reference
12/03/23	120323	(M) COMC	COMCAST	140.59	8495-75-383-2161532

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
1807	11/16-12/15	12/03/23	6020	12/03/23	140.59	8495-75-383-2161532

Check Date	Check #	Vend #	Name	Check Amount	Reference
12/05/23	125231	(M) THDC	TOWNHOMES OF DEER CREEK	180.00	DECEMBER SERVICE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
1839	DEC 2023	12/05/23	6080	12/05/23	180.00	DECEMBER SERVICE

Check Date	Check #	Vend #	Name	Check Amount	Reference
12/08/23	2244	BENC	BENCHMARK PROPERTY MANAGEMENT	1,244.40	

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
1779	7298	11/22/23	2300	11/22/23	950.00	DECEMBER SERVICE
1780	9913	11/22/23	6220	11/22/23	294.40	OCT POSTAGE REIMB
				Totals:	1,244.40	

Check Date	Check #	Vend #	Name	Check Amount	Reference
12/08/23	2245	COMP	COMPLETE OUTDOOR SERVICES, INC	12,220.38	

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
1782	WC9	11/22/23	6060	11/22/23	520.00	OCT WET CHECK/REPAIRS
1782	WC9	11/22/23	6130	11/22/23	661.38	
1783	7015	11/22/23	6050	11/22/23	5,000.00	OCTOBER SERVICE
1784	7016	11/22/23	6050	11/22/23	5,000.00	NOVEMBER SERVICE
1785	7017	11/22/23	6140	11/22/23	1,039.00	ANNUALS/MULCH INSTALL
				Totals:	12,220.38	

Check Date	Check #	Vend #	Name	Check Amount	Reference
12/08/23	2246	GENE	GENERAL POOL & SPA, INC.	625.00	NOVEMBER SERVICE

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
1787	20256	11/22/23	6090	11/22/23	625.00	NOVEMBER SERVICE

Check Date	Check #	Vend #	Name	Check Amount	Reference
12/08/23	2247	BENC	BENCHMARK PROPERTY MANAGEMENT	235.24	NOVEMBER POSTAGE REIMB

Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
1790	10179	12/07/23	6220	12/07/23	235.24	NOVEMBER POSTAGE REIMB

Check Date	Check #	Vend #	Name	Check Amount	Reference
12/08/23	2248	COMP	COMPLETE OUTDOOR SERVICES, INC	642.40	11/13 IRRIGATION REPAIRS

CASH DISBURSEMENTS

Starting Check Date: 12/01/23 Cash Account #: 1100
Ending Check Date: 12/31/23

Check Date	Check #	Vend #	Name			Check Amount	Reference	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1791	WC10	12/07/23	6130	12/07/23	642.40	11/13 IRRIGATION REPAIRS
12/08/23	2249	DEBU	DE-BUGEM			1,705.00		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1793	27407	12/07/23	6120	12/07/23	1,125.00	11/16 ANT CONTROL
		1794	27387	12/07/23	6120	12/07/23	580.00	NOVEMBER SERVICE
						Totals:	1,705.00	
12/08/23	2250	GENE	GENERAL POOL & SPA, INC.			1,645.00		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1795	20440	12/07/23	6150	12/07/23	120.00	11/13 SERVICE CALL
		1796	20660	12/07/23	6090	12/07/23	625.00	DECEMBER SERVICE
		1797	20874	12/07/23	6150	12/07/23	900.00	12/7 HEATER REPAIR
						Totals:	1,645.00	
12/08/23	2251	SANB	ELLEN SANBORN			30.00	CHRISTMAS TREE	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1798	REIMBURSEMENT	12/07/23	6110	12/07/23	30.00	CHRISTMAS TREE
12/08/23	2252	VICT	VICTORY ACCOUNTING SERVICES			550.00	DECEMBER SERVICE	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1799	DEC 2023	12/07/23	6260	12/07/23	550.00	DECEMBER SERVICE
12/08/23	2253	XTRE	XTREME CLEANING SERVICES			2,450.00		
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1800	112823-3	12/07/23	6070	12/07/23	1,400.00	NOVEMBER SERVICE
		1801	112823-4	12/07/23	6180	12/07/23	575.00	TREE REMOVAL
		1802	112823-5	12/07/23	6180	12/07/23	475.00	TREE TRIM CLEANUP
						Totals:	2,450.00	
12/13/23	2254	PETT	PETTINEO INSURANCE AGENCY INC			51,355.78	GENERAL LIABILITY	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1804	12/1/23-24	12/13/23	2200	12/13/23	51,355.78	GENERAL LIABILITY
12/23/23	122323	(M)FPL	FPL			1,879.89	10 INVOICES	

CASH DISBURSEMENTS

Starting Check Date: 12/01/23 Cash Account #: 1100
Ending Check Date: 12/31/23

Check Date	Check #	Vend #	Name			Check Amount	Reference	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1806	11/13-12/12	12/23/23	6000	12/23/23	1,879.89	10 INVOICES
12/29/23	122923	(M) CARD	CARDMEMBER SERVICE			750.64	3408	
		Vchr-#	Invoice-#	Inv-date	Acct #	Eff-date	Amount-paid	Reference
		1809	11/10-12/10	12/29/23	6170	12/29/23	640.78	3408
		1809	11/10-12/10	12/29/23	6220	12/29/23	109.86	

						Totals:	750.64	
12/31/23	2172	VOID				.00		
12/31/23	2199	VOID				.00	Void	
12/31/23	2200	VOID				.00	Void	
					Totals:	93,047.85		

-- End of report --

LAKES OF DEER CREEK CONDO ASSOCIATION
AGED OWNER BALANCES: AS OF Dec. 31, 2023
ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL	STATUS
0102	0102	HENRY N SCIOCHETTI	0.00	0.50	0.00	0.00	0.50	
0105	0105	IRA & CAROLE PHILLIPS	0.00	480.00	0.00	0.00	480.00	
0201	0201	REGINALD J COOTE III	0.00	396.50	311.50	0.00	708.00	
0405	0405	STEPHEN & DONNA CHERRY	0.00	396.50	0.00	0.00	396.50	
0503	0503	GREGG A. HIRSCHFIELD	0.00	368.00	0.00	0.00	368.00	
2901	2901	EDSON SANTA LUCIA	0.00	396.50	396.50	0.00	793.00	
3002	3002	MANUEL PEREIRA	0.00	396.50	396.50	0.00	793.00	
3201	3201	MICHAEL DORAN	0.00	802.50	396.50	0.00	1199.00	
3305	3305	TONETTA R. PARKER	0.00	396.50	396.50	0.00	793.00	
3503	3503	SILVIA DISDERI	0.00	396.50	0.00	0.00	396.50	
3702	3702	JAMES RHOADES	0.00	396.50	0.00	0.00	396.50	Called/ Sending
		TOTAL:	0.00	4426.50	1897.50	0.00	6324.00	

LAKES OF DEER CREEK CONDO ASSOCIATION

AGED OWNER BALANCES: AS OF Dec. 31, 2023

R E P O R T   S U M M A R Y

CODE	N/A	DESCRIPTION	ACCOUNT #	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
A1		ASSESSMENT	2000	0.00	886.00	0.00	0.00	886.00
C1		S/A 2023	2000	0.00	3540.50	1897.50	0.00	5438.00
			GRAND TOTAL:	0.00	4426.50	1897.50	0.00	6324.00

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DELINQUENCY AMOUNT
02000	ACCOUNTS RECEIVABLE	6324.00
	T O T A L	$6324.00

-- End of report --